039.0	0003	0001.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	640,400 / 640,400
					USE VALUE:	640,400 / 640,400
					ASSESSED:	640,400 / 640,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
2		UNIVERSITY RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ESPOSITO AMANDA A & GREGORY J
Owner 2:	
Owner 3:	
Street 1:	2 UNIVERSITY RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	WEBB DONALD B/MARGARET J -
Owner 2:	-
Street 1:	2 UNIVERSITY RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 6,034 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1952, having primarily Vinyl Exterior and 1344 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6034.000	255,700		384,700	640,400
Total Card	0.139	255,700		384,700	640,400
Total Parcel	0.139	255,700		384,700	640,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 476.49 | /Parcel: 476.4

Legal Description

User Acct 25760

GIS Ref

GIS Ref

Insp Date 05/28/20

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 039.0-0003-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	214,200	0	6,034.	384,700	598,900	598,900	Year End Roll	12/18/2019
2019	101	FV	193,900	0	6,034.	348,600	542,500	542,500	Year End Roll	1/3/2019
2018	101	FV	193,900	0	6,034.	330,600	524,500	524,500	Year End Roll	12/20/2017
2017	101	FV	193,900	0	6,034.	288,500	482,400	482,400	Year End Roll	1/3/2017
2016	101	FV	193,900	0	6,034.	246,400	440,300	440,300	Year End	1/4/2016
2015	101	FV	181,600	0	6,034.	228,400	410,000	410,000	Year End Roll	12/11/2014
2014	101	FV	181,600	0	6,034.	189,300	370,900	370,900	Year End Roll	12/16/2013
2013	101	FV	181,600	0	6,034.	180,300	361,900	361,900		12/13/2012

!3197!

PRINT

Date	Time
12/10/20	18:30:22

LAST REV

Date	Time
05/28/20	08:27:47
danam	
3197	

USER DEFINED

Prior Id # 1:	25760
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
WEBB DONALD B/M	71723-440	1	10/9/2018		655,000	No	No		
LEE CAROLE ANN	44399-444		12/30/2004		429,000	No	No		
	12987-15		6/2/1976		35,500	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/20/2019	369	Siding	13,300	C				
1/31/2019	154	Insulate	2,500	C				
10/23/2018	1572	Dormers	80,000	O				
7/25/2007	617	Re-Roof	5,000			G9	GR FY09	
4/18/1996	124		2,500					21X10 WOOD DECK

ACTIVITY INFORMATION

Date	Result	By	Name
5/28/2020	Permit Visit	DGM	D Mann
5/28/2020	Measured	DGM	D Mann
10/31/2018	MEAS&NOTICE	HS	Hanne S
3/27/2009	Meas/Inspect	201	PATRIOT
9/22/2005	MLS	BR	B Rossignol
3/1/2000	Meas/Inspect	197	PATRIOT
9/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6034		Sq. Ft.	Site		0	64.	1.00	3									384,654						384,700	

Total AC/HA: 0.13852 | Total SF/SM: 6034 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 384,654 | Spl Credit | Total: 384,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1H - 1 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1952	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G21	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	5 - Lino/Vinyl		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:	1	Rating:	Very Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.35000002
Const Adj.:	0.98980004
Adj $ / SQ:	140.304
Other Features:	84972
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	314092
Depreciation:	58421
Depreciated Total:	255671

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

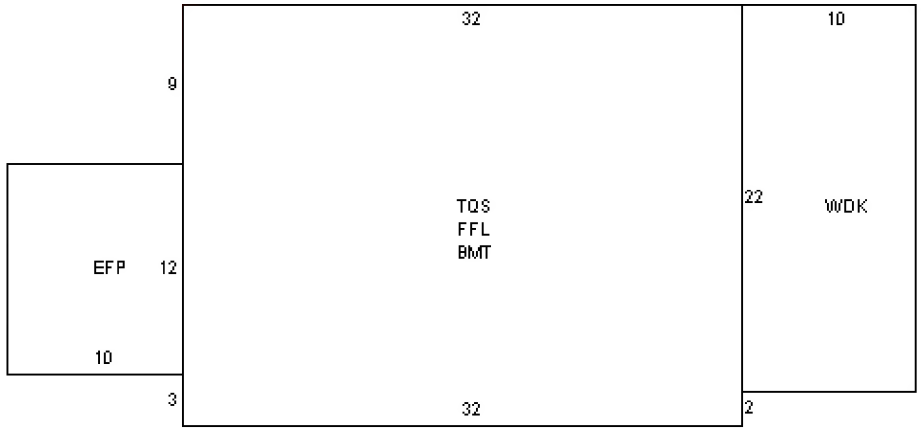
No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	140.30
Special Features:	0	Val/Su Net:	104.28
Final Total:	255700	Val/Su SzAd	190.25

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	768	42.090	32,326
FFL	First Floor	768	140.300	107,754
TQS	3/4 Story	576	140.300	80,815
WDK	Deck	220	10.440	2,296
EFP	Enclos Porch	120	49.400	5,928

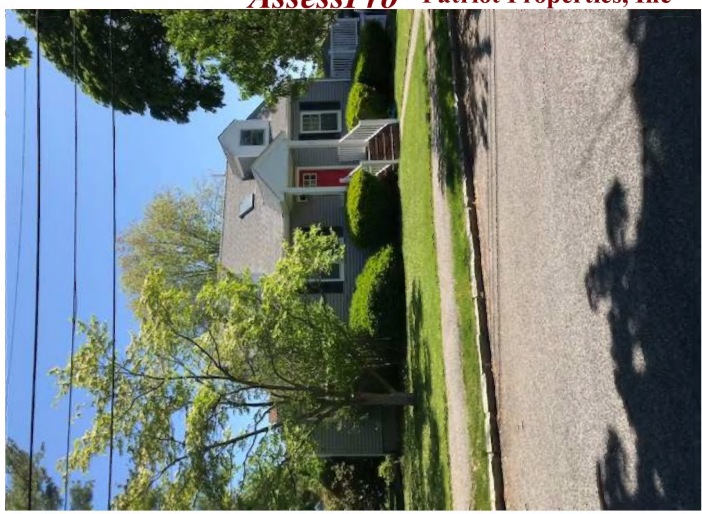
Net Sketched Area:	2,452			Total:	229,119
Size Ad	1344	Gross Are	2644	FinArea	1344

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc



MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 039.0-0003-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	9X9	A	AV	1980	0.00	T	31.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	